

Harford County Department of Planning and Zoning  
**2017 Comprehensive Zoning  
Assessment Report**

Issue Number

A-001

Tax Account Number

01089048

**1. Owner Information**

Please include additional property owners in an appendix.

Property Owner 1: David Feazell

Address: 501 New Place Court, Bel Air, MD 21014

Property Owner 2:   

Address:   

Representative John J. Gessner

Address 26 South Main Street, Bel Air, MD 21014

**2. Description of Property**

Site Address 1101 Oak Avenue, Joppa, MD 21085

Election District/Precinct 01-03

Councilmanic District A

Tax Map 65 Parcel 784 Block 3B Section    Lot   

Total Acreage of Parcel 1.92 Area to be rezoned: 1.92

Current

Zoning: R1 Requested Zoning: B3

**3. Land Use and Zoning Considerations**

Existing Land Uses:

Construction services and suppliers use

Land Use Plan  
Designation:

Low Intensity

**Existing Zoning and Land Use in surrounding area:**

	<u>Zoning</u>	<u>Land Use</u>
North	<u>B3</u>	Wooded/Vacant
South	<u>CI/R1</u>	Oak Avenue Rubble Fill Parcel
East	<u>R1</u>	Residential – Single Family Dwelling
West	<u>R1</u>	Oak Avenue Rubble Fill Parcel

**Relationship to County Plans:**

**A. Land Use Plan**

*The request is inconsistent with the plan for the area.*

**B. Water and Sewer Master Plan**

*The subject property is consistent with the general policies of the Master Water and Sewer Plan. It is in a W5/S5 category for future service.*

**4. Environmental**

*No environmental constraints were identified that might affect development of this property. Potential issues were identified by the Health Department that would affect the use of this property.*

**5. Historic/Land Preservation Issues:**

*This property is not in a historic district; there are no historic sites on the property; no preservation easements impact the property.*

## 6. Assessment Summary:

*The request is inconsistent with the intent and policies of the Land Use Plan. The Applicant received approval from the Board of Appeals under Case No. 5843 in 2015 to expand a non-conforming use and substitute a construction services and suppliers' use for the existing motor vehicle repair shop. The Applicant can continue to operate the use without receiving the requested zoning.*

## 7. Recommendations

Department of Planning and Zoning Recommendation:

*No Change*

Planning Advisory Board Recommendation:

*No Change*

## 8. Appendix

See attachments for agency reviews.



**2017 COMPREHENSIVE ZONING REVIEW**

**PLEASE REFERENCE  
ISSUE NUMBER**

**A-001**

***A REQUEST HAS BEEN  
SUBMITTED TO REZONE:***

***1.92 ACRES***

**FROM: *R1* TO: *B3***

***THE FOLLOWING PUBLIC MEETINGS WILL  
BE HELD FROM 7:00 pm TO 9:00 pm:***

***April 11, 2017 - Edgewood High School***

***April 25, 2017 - Bel Air High School***

***FOR MORE INFORMATION, CONTACT:***

**HARFORD COUNTY DEPARTMENT OF  
PLANNING AND ZONING  
[www.harfordcountymd.gov](http://www.harfordcountymd.gov)**

**410-638-3103**



PLANNER INITIALS MK

Approximately 30% of the site is forested

Harford County Health Department  
Comprehensive Rezoning Individual Property  
2017 Report Form

**I. Property Information**

Issue Number A-001 Tax Map 65 Grid 3B Parcel 784 Tax ID No. 01089048 IMP/UMIMP  
Subdivision Name N/A Lot No. \_\_\_\_\_ CZ \_\_\_\_\_ RZ \_\_\_\_\_  
Acres 1.92 Applicant/Owner John Gessner/David Feazell

\*\*\*\*\*  
**II. On-Site Sewage Disposal Suitability**

Current method for sewage disposal: \_\_\_\_\_ Public Sewer ☒ On-Site (OSDS) \_\_\_\_\_ None \_\_\_\_\_ Unknown  
If OSDS, what type: ☒ Conventional \_\_\_\_\_ I&A \_\_\_\_\_ Holding Tanks \_\_\_\_\_ Other \_\_\_\_\_ Unknown  
Public Sewer Availability: \_\_\_\_\_ available \_\_\_\_\_ 3-5 yr ☒ 6-10 yr \_\_\_\_\_ unavailable  
If not on public sewer, soils rating for OSDS: ☒ slight \_\_\_\_\_ moderate \_\_\_\_\_ severe  
Property development potential based on soils rating: ☒ Reasonable \_\_\_\_\_ Limited  
Are percolation tests up to date and satisfactory on property: \_\_\_\_\_ Yes ☒ No  
Are there OSDS / soil problems in the community \_\_\_\_\_ Yes ☒ No  
If problem, explain: \_\_\_\_\_

\*\*\*\*\*  
**III. Drinking Water Quality & Quantity**

Current method for drinking water: \_\_\_\_\_ Public Water ☒ On-Site \_\_\_\_\_ None \_\_\_\_\_ Unknown  
If on-site, what type: ☒ Drilled \_\_\_\_\_ Hand Dug \_\_\_\_\_ Spring \_\_\_\_\_ Other \_\_\_\_\_ Unknown  
If not on public water, do previous water results indicate a problem with drinking water: \_\_\_\_\_ Yes ☒ No  
If problem, explain: Water tested for VOCs, most recent test were negative.

Are there groundwater contamination problems in the community: \_\_\_\_\_ Yes ☒ No  
If problem, explain: Unknown at this time, further evaluation may be required due to environmental concerns within 1000 feet of property.

Is property within 1000 feet of an environmental concern: ☒ Yes \_\_\_\_\_ No  
If yes, list environmental concerns: Oak Avenue Rubblefill, 601 Pulaski Highway (Sheetz gas station)

Is there difficulty finding adequate groundwater in the community: \_\_\_\_\_ Yes ☒ No  
If yes, explain: \_\_\_\_\_

\*\*\*\*\*  
**IV. Public Water Supplies**

Is the property within 1000 feet of a surface water supply intake: \_\_\_\_\_ Yes ☒ No  
If yes, list surface water supply intakes: \_\_\_\_\_

Is the property within a wellhead protection area: \_\_\_\_\_ Yes ☒ No  
If yes, list wellhead protection areas: \_\_\_\_\_

Is the property within a Water Source Protection District: \_\_\_\_\_ Yes ☒ No  
If yes, list Water Source Protection District(s): \_\_\_\_\_

\*\*\*\*\*  
**V. Summary / miscellaneous comments:**

Additional water samples may be required.

Property Reviewed by Leonard W. Walinski Date 01/30/2017

ATTACHMENTS YES ☒ NO

DATE COMPLETED 1/13/2017

PLANNER INITIALS CEM

### Historic Preservation Checklist

Issue # A-001 Applicant Name John Gessner

Property Address 1101 Oak Ave, Joppa, MD 21085

Current Zoning R1 Requested Zoning B3

Historic Inventory Number N/A

Comments:

No inventoried historic resources are located on, or adjacent to, the parcel.

ATTACHMENTS YES ☒ NO  
DATE COMPLETED 01/13/17  
PLANNER INITIALS AR

### Transportation Checklist

Issue # A-001 Applicant Name John Gessner  
Property Address 1101 Oak Avenue  
Current Zoning R1 Requested Zoning B3  
Most Recent ADT 27,539 (2015 - US 40 between Oak Ave and Pine Rd  
LOS at the Nearest Intersection US 40 @ MD 152 - C (2015 AM); D (2015 PM)  
Estimated Trip Generation 859 ADT (Specialty Retail); 2,323 ADT (Shopping Center)  
Functional Classification Local  
Capital Improvements Trimble Road improvements are identified in CIP but unfunded  
Travel Lane Width Oak Ave NB 12-ft; Oak Ave SB 12-ft  
Shoulder Width No Shoulder  
Right-of-Way Width 45-ft  
Sidewalk Yes ☒ No

Safety Concerns

Access Concerns

Comments:



ATTACHMENTS YES ☒ NO

DATE COMPLETED 1/13/17

PLANNER INITIALS SPG

### Zoning History

Issue # A-001 Applicant Name John J. Gessner

Property Address 1101 Oak Avenue

Current Zoning R1 Requested Zoning B3

2009 Comp Zoning Issue N/A 2009 Request N/A Received N/A

#### Comments:

A-001 5843 Expand a non-conforming use and subtitue a construction services and suppliers' use ofr the existing, valid, motor vehicle repair shop. (Approved)

A-001 2493 Addition to an existing non-conforming use for an automotive repair business (Approved)

ATTACHMENTS YES ☒ NO  
DATE COMPLETED 03/09/2017  
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**School Assessment**

Issue # A-001 Applicant Name John J. Gessner, Attorney

Property Address 1101 Oak Avenue, Joppa, MD 21085

Current Zoning R1 Requested Zoning B3

Districts:

Elementary Riverside Adverse Impact No Utilization Rate 78.9%

Middle Magnolia Adverse Impact No Utilization Rate 65.8%

High Joppatowne Adverse Impact No Utilization Rate 60.2%